

~~REDEVELOPMENT PLAN~~
FOR THE
CRENSHAW REDEVELOPMENT PROJECT

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COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES, CALIFORNIA

TABLE OF CONTENTS

			<u>PAGE</u>
I.	[\$100]	INTRODUCTION	1
II.	[\$200]	PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION.	3
III.	[\$300]	PROPOSED REDEVELOPMENT ACTIVITIES.	4
	A.	[\$301] General.	4
	B.	[\$302] Owner Participation and Business Re-Entry Preferences	5
		1. [\$303] Opportunities for Owner Participation.	5
		2. [\$304] Participation Agreements	5
		3. [\$305] Owner Participation and Business Re-Entry Preference Rules.	6
	C.	[\$306] Property Acquisition	6
		1. [\$307] Acquisition of Real Property	6
		2. [\$308] Personal Property.	6
	D.	[\$309] Property Management.	6
	E.	[\$310] Relocation of Occupants Displaced by Agency Acquisition.	7
		1. [\$311] Assistance in Finding Other Locations.	7
		2. [\$312] Relocation Payments.	7
	F.	[\$313] Payments to Taxing Agencies to Alleviate Financial Burden	7
	G.	[\$314] Demolition, Clearance, Public Improvements, Building and Site Preparation.	7
		1. [\$315] Demolition and Clearance	7
		2. [\$316] Public Improvements.	8
		3. [\$317] Preparation of Building Sites.	8

	<u>PAGE</u>
H. [\$318] Property Disposition and Development	8
1. [\$319] Real Property Disposition and Development.	8
a. [\$320] General	8
b. [\$321] Disposition and Develop- ment Documents.	9
c. [\$322] Development by the Agency or Other Public Bodies or Entities.	10
d. [\$323] Development Plans	11
2. [\$324] Personal Property Disposition.	11
I. [\$325] Cooperation with Public Bodies	11
J. [\$326] Rehabilitation, Conservation and Moving of Structures	12
1. [\$327] Rehabilitation and Conservation.	12
2. [\$328] Moving of Structures	12
K. [\$329] Low or Moderate Income Housing	12
1. [\$330] Authority Generally.	12
2. [\$331] Replacement Housing.	13
3. [\$332] Increased and Improved Supply.	13
4. [\$333] New or Rehabilitated Dwelling Units Developed Within Project Area	14
5. [\$334] Duration of Dwelling Unit Availability	14
IV. [\$400] LAND USES AND DEVELOPMENT REQUIREMENTS	15
A. [\$401] Redevelopment Plan Map and Major Project Area Land Uses	15
B. [\$402] Regional Center.	15
C. [\$403] Other Land Uses.	15
1. [\$404] Public Street Layout, Rights- of-Way, and Easements.	15
2. [\$405] Other Public, Quasi-Public, Institutional and Non-Profit Uses	16
D. [\$406] Interim Uses	17
E. [\$407] Nonconforming Uses	17

	<u>PAGE</u>
F.	[§408] General Controls and Limitations 17
	1. [§409] Construction 17
	2. [§410] Limitation on the Number of Buildings 17
	3. [§411] Approximate Number of Dwelling Units. 18
	4. [§412] Limitations on Type, Size and Height of Buildings. 18
	5. [§413] Open Space 18
	6. [§414] Signs. 18
	7. [§415] Utilities. 18
	8. [§416] Incompatible Uses. 18
	9. [§417] Non-Discrimination and Non-Segregation. 18
	10. [§418] Re-Subdivision of Parcels. 19
	11. [§419] Variations 19
	12. [§420] Building Permits 19
G.	[§421] Design for Development 20
V.	[§500] METHODS OF FINANCING THE PROJECT 21
	A. [§501] General Description of the Proposed Financing Method 21
	B. [§502] Tax Increment Funds. 21
	C. [§503] Other Loans and Grants 23
VI.	[§600] ACTIONS BY THE CITY. 24
VII.	[§700] ENFORCEMENT. 26
VIII.	[§800] DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS 27
IX.	[§900] PROCEDURE FOR AMENDMENT. 28
EXHIBIT "A"	REDEVELOPMENT PLAN MAP
EXHIBIT "B"	LEGAL DESCRIPTION
EXHIBIT "C"	DIAGRAM ILLUSTRATING LIMITATIONS ON TYPE, SIZE, AND HEIGHT OF BUILDINGS
EXHIBIT "D"	DIAGRAM ILLUSTRATING APPROXIMATE AMMOUNT OF OPEN SPACE

REDEVELOPMENT PLAN
FOR THE
CRENSHAW REDEVELOPMENT PROJECT

I. [S100] INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Crenshaw Redevelopment Project (the "Project") in the City of Los Angeles (the "City"), County of Los Angeles, State of California. This Plan consists of text (Sections 100 through 900) and the following exhibits: the Redevelopment Plan Map (Exhibit "A"); a Legal Description of the Project boundary (Exhibit "B"); a Diagram Illustrating Limitation on Type, Size and Height of Buildings (Exhibit "C"); and a Diagram Illustrating Approximate Amount of Open Space (Exhibit "D"). This Plan was prepared by the Community Redevelopment Agency of the City of Los Angeles, California (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000 et seq.), the California Constitution, and all applicable local codes and ordinances.

The project area (the "Project Area") includes all properties within the Project boundary shown on the Redevelopment Plan Map.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Los Angeles, as applied in accord with local codes and ordinances.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area.

In general, the goals and objectives of a redevelopment program in the Project Area are as follows:

1. To eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate and redevelop the Project Area in accord with the General Plan, the Redevelopment Plan.
2. To encourage the investment of the private sector in the development and redevelopment of the Project Area by eliminating impediments to such development and re-development.
3. To stabilize and restore the economic vitality of this regional center of the City of Los Angeles.

4. To stabilize and restore tax revenues to the City of Los Angeles.
5. To enhance shopping opportunities for the area residents.
6. To promote the physical, social and economic well being of the Project Area, the City of Los Angeles, and its citizens.
7. To promote the development of local job opportunities.

Redevelopment of the Project Area pursuant to this Plan will attain the purposes of the California Community Redevelopment Law: (1) by the elimination of areas suffering from economic dislocation as a result of faulty planning or other reasons; (2) by the replanning, redesign and rehabilitation and/or development of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone, without public participation and assistance; and (3) by protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means.

II. [S200] PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION

The boundary of the Project Area is shown on the Redevelopment Plan Map attached as Exhibit "A", and is described in the Legal Description attached as Exhibit "B".

III. [§300] PROPOSED REDEVELOPMENT ACTIVITIES

A. [§301] General

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and to strengthen the economic base of the Project Area and the community by:

- (1) Providing for participation in the redevelopment process by owners and business occupants of properties located in the Project Area, subject to the limitations and requirements established in the owner participation and business re-entry preference rules adopted by the Agency;
- (2) Acquisition of real property;
- (3) Management of property under the ownership and control of the Agency;
- (4) Relocation assistance to displaced occupants of acquired property;
- (5) Demolition or removal of buildings and improvements;
- (6) Installation, construction, or re-construction of streets, utilities, and other public facilities and improvements;
- (7) Rehabilitation, development or construction of commercial, residential, or other uses in accordance with this Plan;
- (8) Disposition of property for uses in accordance with this Plan; and
- (9) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

B. [§302] Owner Participation and Business Re-Entry Preferences

1. [§303] Opportunities for Owner Participation

The Agency proposes the redevelopment of the Project Area as a modern, fully integrated, regional shopping center with an enclosed mall and anchored by two (or more) major department stores.

In the event the Agency's primary redevelopment objective is attained, then opportunities for participation in the development or redevelopment of the Project Area, and the extension of preferences for re-entry into business within the redeveloped area, as provided and defined in the Rules Governing Participation and Preferences by Property Owners and Business Occupants in the Crenshaw Redevelopment Project ("Rules"), as adopted by the Agency, shall be subject to such limitations as may be required to achieve such redevelopment objective. Existing owners, subject to the limitations of said Rules, may participate in the new center either as owners or business tenants after the completion of redevelopment, subject to the conditions outlined in Sections 500 and 600 of said Rules.

In the event the Agency's primary redevelopment objective is not attained, the Agency will consider such alternative approaches to the redevelopment of the Project Area as may be appropriate under Section 400 of this Plan and said Rules. Such alternative participation may include remaining in substantially the same location either by retaining all or portions of the property, or by retaining all or portions of the property and purchasing adjacent property from the Agency. An owner who participates in the same location may be required to rehabilitate or demolish all or part of his existing buildings, or the Agency may acquire the buildings only and then remove or demolish the buildings. Participation may also include the Agency buying land and improvements at fair market value from existing owners and offering other parcels for purchase by such existing owners.

2. [§304] Participation Agreements

The Agency may require that, as a condition to participate in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to acquire, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof. In such agreements, participants who retain real property may be required to join in the recordation of such documents as is necessary to make the provisions of this Plan applicable to their properties. In the event an owner or business occupant participant fails or refuses to develop, or use and maintain, its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for development in accordance with this Plan.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

3. [§305] Owner Participation and Business Re-Entry Preference Rules

The provisions of Sections 302 through 305 shall be implemented according to owner participation and business re-entry preference rules as adopted by the Agency prior to the approval of this Plan, and as the same may from time to time be amended by the Agency.

C. [§306] Property Acquisition

1. [§307] Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, purchase, eminent domain or any other lawful method.

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area.

No eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Plan. Such time limitation may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

2. [§308] Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

D. [§309] Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the

Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

E. [§310] Relocation of Occupants Displaced by Agency Acquisition

1. [§311] Assistance in Finding Other Locations

The Agency shall assist all persons, business concerns, and others displaced by Agency acquisition of property in the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons, business concerns, and others, if any, displaced from their respective places of business, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs.

2. [§312] Relocation Payments

The Agency shall make all relocation payments required by law to persons, business concerns, and others displaced from property in the Project. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto. The Agency may make such other payments as it may deem appropriate and for which funds are available.

F. [§313] Payments to Taxing Agencies to Alleviate Financial Burden

In any year during which it owns property in the Project Area, the Agency is authorized, but not required, to pay directly to any City, County, City and County, District, including, but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

The Agency may also pay to any taxing agency with territory located within the Project Area (other than the City), any amounts of money which, in the Agency's determination, are appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.

G. [§314] Demolition, Clearance, Public Improvements, Building and Site Preparation

1. [§315] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. [§316] Public Improvements

The Agency is authorized to install and construct, or cause to be installed and constructed, public improvements and facilities (within or outside the Project Area) necessary to carry out this Plan. These include street improvements, site improvements, public parking, and other improvements necessary for the development and use of the Project Area. The listing of improvements and facilities, as set forth below, shall not be deemed limitations on the Agency to carry out and implement the Plan.

Such improvements and facilities for the Crenshaw Redevelopment Project, include but are not limited to: 1) street improvements relating to Martin Luther King, Jr. Boulevard, Crenshaw Boulevard, Stocker Street, Santa Rosalia Drive, Marlton Avenue and Thirty-Ninth Street, and other public rights-of-way, including construction; resurfacing, curbs, gutters and sidewalks; electrical, natural gas, communication and water distribution systems; flood control facilities; sewers; storm drains; other public and private pipeline conveyance systems; over- and underpasses; pedestrian bridges; pedestrian amenities; traffic control devices; lighting; signalization; signage; trees; landscape improvements; 2) site improvements including but not limited to: pedestrian bridges; pedestrian ways and amenities; platforms; building pads; foundations; retaining walls; grading; demolition; security and security hardware; fences; elevators; escalators; plazas; cultural and recreational facilities; 3) parking improvements including but not limited to: surface lots; structures; lighting; signage; traffic control devices; and landscape improvements; 4) public transportation facilities necessary to provide access to the site; and 5) other incidental easements and related facilities necessary for the use, development and/or access to the Project Area.

3. [§317] Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public, and other uses provided in this Plan.

H. [§318] Property Disposition and Development

1. [§319] Real Property Disposition and Development

a. [§320] General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest the Agency may have in real property. In the manner required and to the extent permitted by law, before any interest in real property of the Agency

acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council after public hearing.

To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

No real or personal property of the Agency, or any interest therein, shall be sold or leased to a private person or private entity for an amount less than its fair value as determined by the Agency for uses in accordance with this Redevelopment Plan and any covenants and controls recorded against the property by the Agency.

All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City and, where beneficial to the Project Area, to any other public body without charge or for an amount at or less than fair value.

All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

b. [§321] Disposition and Development Documents

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by

the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, marital status, race, color, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement, by or through the Agency, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such non-discrimination and non-segregation clauses as are required by law.

c. [§322] Development by the Agency or
Other Public Bodies or Entities

To the extent now or hereafter permitted by law, the Agency may, with the consent of the City Council of the City of Los Angeles, pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside the Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, regardless of whether such improvement is within another project area; and (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.

Specifically, the Agency may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure or other improvement referred to in Section 316 of this Plan.

When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to reimburse the City or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility,

structure, or other improvement, or both, by periodic payments over a period of years.

The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the redevelopment project for the Project Area, which indebtedness may be made payable out of taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the California Redevelopment Law and Section 502 of this Plan, or out of any other available funds.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City such contract may be made with, and such reimbursement may be made payable to, the City.

d. [§323] Development Plans

All development plans (whether public or private) shall be subject to review and approval by the Agency. All development in the Project Area must conform to this Redevelopment Plan.

2. [§324] Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

I. [§325] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all

the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Project Area) which land, buildings, facilities, structures, or other improvements are of benefit to the Project.

J. [\$326] Rehabilitation, Conservation and Moving of Structures

1. [\$327] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

2. [\$328] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

K. [\$329] Low or Moderate Income Housing

1. [\$330] Authority Generally

The Agency may, inside or outside the Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing.

2. [§331] Replacement Housing

In accordance with Section 33334.5 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs within the Project Area or within the territorial jurisdiction of the Agency, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Community Redevelopment Law.

3. [§332] Increased and Improved Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than 20 percent of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the Agency for the purposes of increasing and improving the City's supply of housing for persons and families of very low, low, or moderate income unless one or more of the following findings are made: (1) that no need exists in the City, the provision of which would benefit the Project Area to improve or increase the supply of housing for persons and families of low or moderate income or very low income households; or (2) that some stated percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 502 is sufficient to meet such housing need; or (3) that a substantial effort to meet low and moderate income housing needs in the City is being made and that this effort, including the obligation of funds currently available for the benefit of the City from State, local, and Federal sources for low and moderate income housing alone or in combination with the taxes allocated under Section 33334.2, is equivalent in impact to the funds otherwise required to be set aside pursuant to said Section.

In carrying out the purposes of Section 33334.2, the Agency may exercise any or all of its powers, including, but not limited to, the following:

- (1) Acquire land or building sites;
- (2) Improve land or building sites with on-site or off-site improvements;
- (3) Donate land to private or public persons or entities;
- (4) Construct buildings or structures;

- (5) Acquire buildings or structures;
- (6) Rehabilitate buildings or structures;
- (7) Provide subsidies to or for the benefit of persons or families of very low, low, or moderate income; and
- (8) Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 332 above. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund shall accrue to the Fund.

4. [§333] New or Rehabilitated Dwelling Units
Developed Within Project Area

At least thirty percent (30%) of all new or rehabilitated dwelling units developed within the Project Area by the Agency, if any, shall be for persons and families of low or moderate income; and of such thirty percent, not less than fifty percent (50%) thereof shall be for very low income households. At least fifteen percent (15%) of all new or rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency shall be for persons and families of low or moderate income; and of such fifteen percent, not less than forty percent (40%) thereof shall be for very low income households. The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Project Area and not to each individual case of rehabilitation, development or construction of dwelling units.

5. [§334] Duration of Dwelling Unit Availability

The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to Sections 331 and 333 shall remain for persons and families of low or moderate income and very low income households, respectively, for not less than the period set forth in Section 800 for the duration of this Plan's development controls.

IV. [§400] LAND USES AND DEVELOPMENT REQUIREMENTS

A. [§401] Redevelopment Plan Map and Major Project Area Land Uses

The Redevelopment Plan Map, attached hereto as Exhibit "A", illustrates the location of the Project boundary, identifies the major streets within the Project Area, and designates the major land use authorized within the Project Area. It is the intention of this Redevelopment Plan that the major and other land uses to be permitted within the Project Area shall be as described herein below.

B. [§402] Regional Center

Areas designated on the Redevelopment Plan Map as Regional Center shall permit uses and services common to a regional center which shall conform with the following criteria as determined by the Agency.

- a) Conform with goals and objectives of this Plan;
- b) Be regionally and/or community oriented and include but not be limited to office, retail and service uses, such as laundry/dry cleaners, medical/legal/accounting/professional/general business offices, banks, theatres, hotels, parking; and housing;
- c) Be compatible with adjacent uses, the surrounding neighborhood and the community;
- d) Promote community revitalization and economic, aesthetic and environmental improvement.

Such other uses may be permitted after the review and recommendation of the Agency administrator or his designee who would make findings as set forth above following a duly noticed public hearing to be held pursuant to procedures to be established by Agency resolution.

C. [§403] Other Land Uses

1. [§404] Public Street Layout, Rights-of-Way and Easements

Public streets within the Project Area include: Crenshaw Boulevard, Stocker Street, Santa Rosalia Drive, Marlton Avenue, Thirty-Ninth Street, and Martin Luther King, Jr. Boulevard.

Additional public streets, alleys and easements may be created in the Project Area as needed for proper use and/or development. Existing

streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development.

Any changes in the existing street layout shall be in accord with the objectives of this Plan shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

- (1) A balancing of the needs of proposed and potential new development for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs of existing developments proposed or potentially proposed to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the participation and preferences rules adopted by the Agency for the Project, and any participation agreements executed thereunder;
- (2) The requirements imposed by such factors as topography, traffic safety and aesthetics;
- (3) The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project by providing convenient, efficient vehicular access and movement; and
- (4) The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

2. [§405] Other Public, Quasi-Public, Institutional and Non-Profit Uses

In the Project Area the Agency is authorized to permit the maintenance, establishment or enlargement of public, quasi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Project Area.

D. [§406] Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City Codes and shall be subject to one or more of the criteria set forth in Section 402 of this Plan and be subject to a disposition and development or participation agreement.

E. [§407] Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property may be required to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and uses in the Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for existing uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding and Project uses and development.

F. [§408] General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. [§409] Construction

All construction in the Project Area shall comply with all applicable state and local laws in effect from time to time.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. [§410] Limitation on the Number of Buildings

The approximate number of buildings in the Project Area shall not exceed 350.

3. [§411] Approximate Number of Dwelling Units

The approximate number of dwelling units in the Project Area, if any, shall not exceed 1,600.

4. [§412] Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by the applicable federal, state and local statutes, ordinances and regulations, as they read now or as they may be amended from time to time in the future, and as generally diagrammed by Exhibit "C" of this Plan. Building intensities within the Project Area shall not exceed three times the buildable area of the Project Area, and shall apply in aggregate to the Project Area, not individual building sites.

5. [§413] Open Space

In the Project Area adequate open space shall be provided in conformance with City codes, as generally diagrammed by Exhibit "D" of this Plan. Landscaping shall be provided in the Project Area to ensure optimum use of living plant material.

6. [§414] Signs

All signs shall conform to City sign standards as they now exist or are hereafter legislated and any design standards established by the Agency. Design of all proposed new signs shall be submitted prior to installation to the Agency for review and approval pursuant to the procedures of this Plan. Billboards shall not be permitted in the Project Area.

7. [§415] Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

8. [§416] Incompatible Uses

Uses or structures which, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures, shall not be permitted in any part of the Project Area.

9. [§417] Non-Discrimination and Non-Segregation

There shall be no discrimination or segregation based upon race, color, creed, sex, marital status, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

10. [§418] Re-Subdivision of Parcels

No parcels in the Project Area, including any parcel retained by a participant, shall be consolidated, subdivided or re-subdivided without the approval of the Agency and the appropriate City body.

11. [§419] Variations

The Agency is authorized to permit variations from the limits, restrictions, and controls established by this Plan if the Agency determines that:

- (1) The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- (2) There are circumstances or conditions that are uniquely applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.
- (3) Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- (4) Permitting a variation will not be contrary to the objectives of the Plan.

In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the intent and purposes of this Plan.

No variation by the Agency shall be effective until conditional uses, variances, or other zoning changes, if any, have been obtained such that the development which is the subject of the variation is consistent with all applicable City zoning ordinances.

12. [§420] Building Permits

No permit shall be issued for any work pertaining to the erection, construction, moving, conversion, alteration, demolition, or addition to any building, structure, or paving until application for such permit has been made by the owner or his agent and processed in a manner consistent with all City requirements and the Agency has determined that the permit is in conformity with the provisions of this Plan.

G. [§421] Design for Development

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area. One of the objectives of this Plan is to promote the physical well being of the Project Area. Therefore, all such plans shall give special consideration to the aesthetic quality of the Project Area.

After the date of adoption of this Plan, no new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired or rehabilitated in the Project Area except in accordance with any applicable design standards and architectural plans which have been approved by the Agency.

V. [§500] METHODS OF FINANCING THE PROJECT

A. [§501] General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with financial assistance from the City, State of California, Federal Government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

The City or any other public agency may expend money to assist the Agency in carrying out this Project. As available, gas tax funds from the State and County may be used for street improvements and public transit facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Tax increment financing, as authorized by Section 502 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific project activities.

B. [§502] Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Los Angeles, the City of Los Angeles, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

- (1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are

paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date).

- (2) That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in subdivision (1) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.
- (3) That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which are attributable to the rate of tax imposed for the benefit of any affected taxing agency which levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing agency to the extent that the affected taxing agency has elected in the manner required by law to receive such allocation.

The portion of taxes mentioned in subdivision (2) above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advances to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

The number of dollars of taxes which may be divided and allocated to the Agency pursuant to California Health and Safety Code Section 33670 pursuant to this Plan for the Project Area shall not exceed \$95,000,000 except by amendment of this Plan.

No loan, advance, or indebtedness to be repaid from such allocations of taxes from the Project Area established or incurred by the Agency to finance in whole or in part the Project shall be established or incurred after thirty five (35) years following the date of adoption of the ordinance approving and adopting this Plan. Such loan, advance or indebtedness may be repaid over a period of time longer than such time limit. Such time limitation may be extended only by amendment of this Redevelopment Plan.

The amount of bonded indebtedness, to be repaid in whole or in part from such allocation of taxes from the Project Area, which can be outstanding at one time shall not exceed \$30,000,000 in principal amount without an amendment of this Plan.

C. [§503] Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project.

VI. [S600] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

- (1) Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such cost.
- (2) Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
- (3) Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- (4) Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- (5) Provision for administrative enforcement of this Plan by the City after development.
- (6) Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

- (7) The approval of subdivision maps and parcel maps by the Advisory Agency or otherwise as provided by law, as necessary to carry out the Project.
- (8) The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City do not involve or constitute any commitment for financial outlays by the City.

VII. [S700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

VIII. [§800] DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 35 years from the effective date of adoption of this Plan by the City Council; provided, however, that the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect until the date of retirement or repayment of such bonds or other obligations.

IX. [\$900] PROCEDURE FOR AMENDMENT

 This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law, or by any other procedure hereafter established by law.

LEGAL DESCRIPTION
Crenshaw Redevelopment Project AR

The project is situated in the City of Los Angeles, County of Los Angeles, State of California, bounded by the centerlines of Crenshaw Boulevard, Thirty-Ninth Street, Marlton Avenue, Santa Rosalia Drive and Stocker Street, and includes Lot 1, Tract No. 12950 per map recorded in Book 249 Pages 29 and 30 of Maps; Lot 1, Tract No. 13258 per map recorded in Book 319, Pages 3, 4 and 5 of Maps; and portions of the streets adjoining said tracts; all in the office of the County Recorder of the County of Los Angeles; more particularly described as follows:

Beginning at the intersection of the centerline of Crenshaw Boulevard, 158 feet wide, with the centerline of Stocker Street, 80 feet wide, as said centerlines are shown on the map of said Tract No. 13258; thence

N 0°00' 03" W along said centerline of Crenshaw Boulevard, 2235.43 feet to the centerline of Thirty-Ninth Street, 60 feet wide as shown on the Map of said Tract No. 12950; thence

S 89°59' 57" W along said centerline of Thirty-Ninth Street, 115.00 feet to the beginning of a tangent curve concaved northerly having a radius of 963.24 feet; thence

Westerly along said curve an arc distance of 189.32 feet to the northeasterly extension of the curved centerline of Marlton Avenue, 60 feet wide, as shown on said map of Tract No. 12950; said curved centerline being concaved to the northwest and having a radius of 3027.18 feet (a radial line of said extended curve which passes through said point bears N 67°21' 18" W); thence

Southwesterly along said last mentioned curve an arc distance of 762.06 feet and through a central angle of $14^{\circ}25'25''$ to its point of ending; thence

S $37^{\circ}04'07''$ W along said centerline of Marlton Avenue and tangent to said last mentioned curve, 202.50 feet to the centerline of Martin Luther King Boulevard, formerly Santa Barbara Avenue, 147 feet wide as shown on said Maps; thence

S $37^{\circ}03'57''$ W continuing along said centerline of Marlton Avenue, 612.50 feet to the beginning of a tangent curve concave northwesterly having a radius of 820.00 feet and a central angle of $16^{\circ}30'00''$; thence

Southwesterly along said last mentioned curve an arc distance of 236.14 feet to its point of ending; thence

S $53^{\circ}33'57''$ W along said centerline of Marlton Avenue, 108.01 feet to the center line of Santa Rosalia Drive, 80 feet wide as shown on said map of Tract No. 13258; thence

S $30^{\circ}53'33''$ E along said centerline of Santa Rosalia Drive, 320.15 feet to the beginning of a tangent curve concaved westerly having a radius of 1050.00 feet and a central angle of $14^{\circ}30'10''$; thence

Southerly along said last mentioned curve an arc distance of 265.78 feet to its point of ending; thence

S $16^{\circ}23'23''$ E along said centerline of Santa Rosalia Drive and tangent to said last mentioned curve, 200.00 feet to the beginning of a tangent curve concaved

northeasterly having a radius of 800.00 feet and a central angle of 41° 30' 00";
thence

Southerly along said last mentioned curve an arc distance of 579.45 feet to its
point of ending; thence

S 57° 53' 23" E along said centerline of Santa Rosalia Drive and tangent to said last
mentioned curve, 85.00 feet to the centerline of Stocker Street, 80 feet wide as
shown on said Map of Tract No. 13258; thence

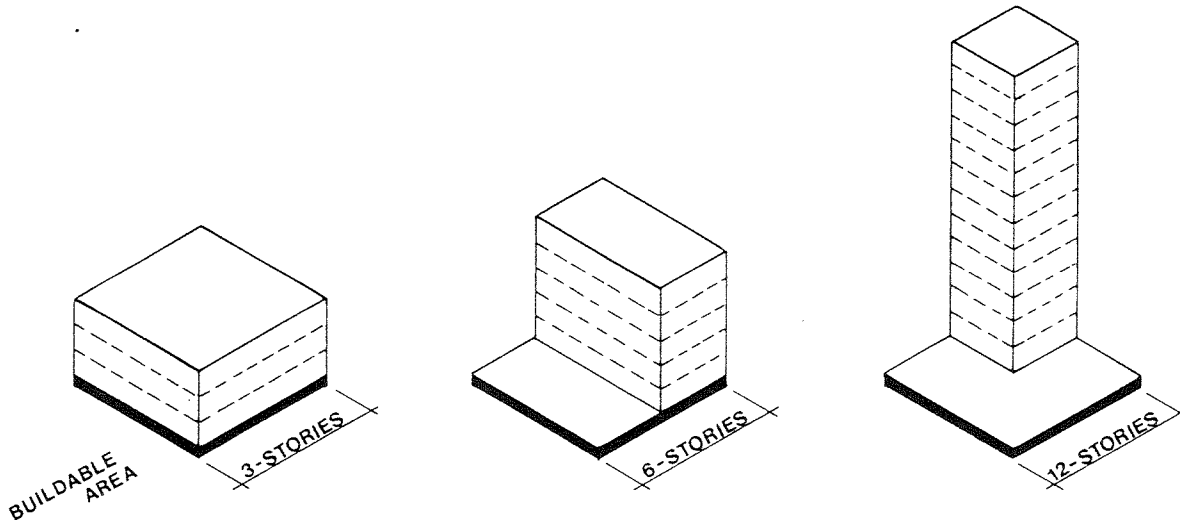
N 32° 06' 37" E along said centerline of Stocker Street, 115.00 feet to the beginning
of a tangent curve concaved southeasterly having a radius of 550.00 feet, and a
central angle of 32° 13' 50"; thence

Northeasterly along said last mentioned curve an arc distance of 309.39 feet to its
point of ending; thence

N 64° 20' 27" E along said centerline of Stocker Street and tangent to said last
mentioned curve, 440.55 feet to the point of beginning.

EXHIBIT "C"

Limitation on Type, Size and Height of Buildings

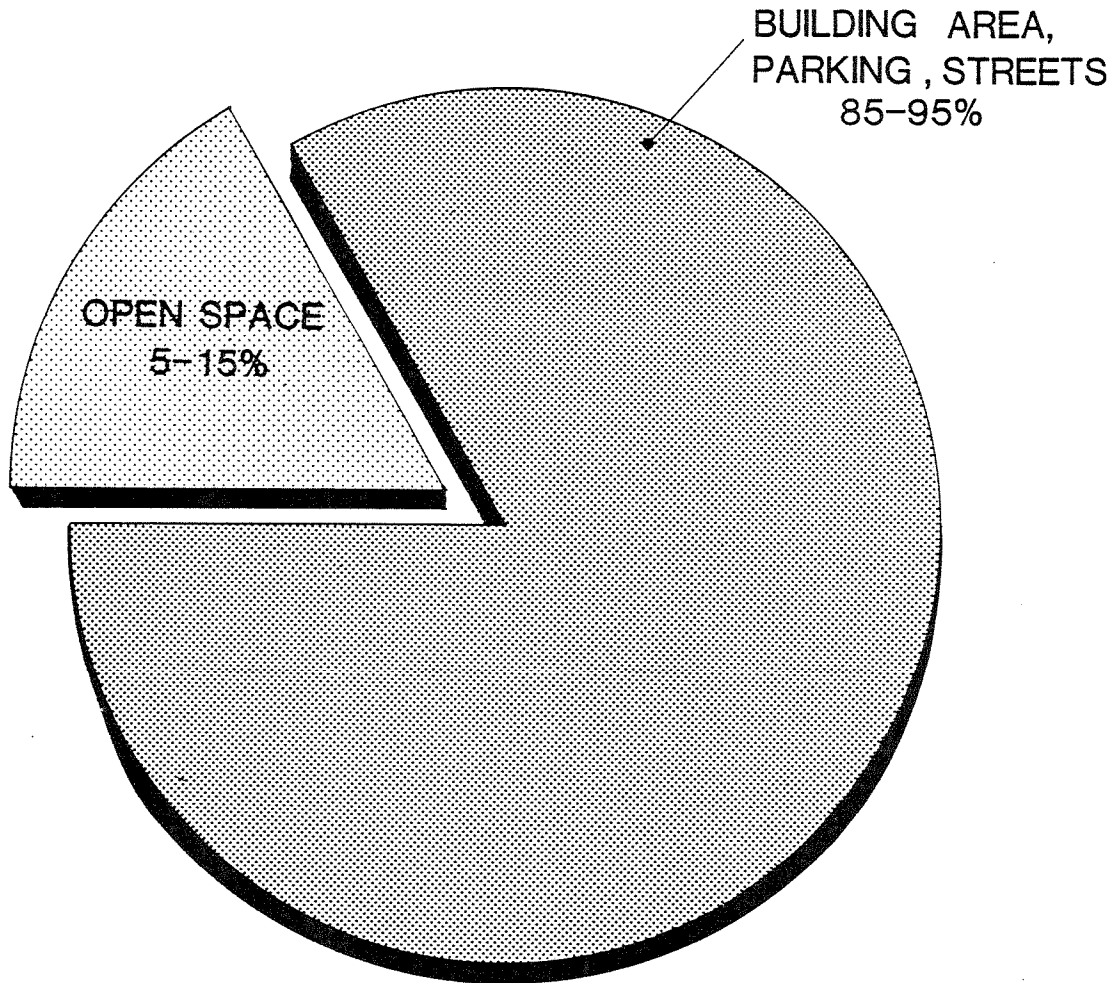


NOTES:

1. Regional Center includes commercial, offices, residential and parking.
2. All development plans are subject to the review and approval of the Agency.
3. Building type size and height are governed by all applicable Federal, State and Local ordinances and regulations.
4. Drawings illustrate potential building size and land coverage.

EXHIBIT "D"

Diagram Illustrating Approximate
Amount of Open Space



NOTES:

1. Percentages are approximate.
2. "OPEN SPACE" means areas generally maintained as landscape areas or other spaces between buildings.
3. "BUILDING AREA" means land area devoted to buildings.